

159.0

0005

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

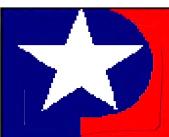
669,700 / 669,700

USE VALUE:

669,700 / 669,700

ASSESSED:

669,700 / 669,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64		WAVERLY ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101		5597.000	258,200		411,500	669,700		105549
								GIS Ref
								GIS Ref
								Insp Date
								06/30/18
Source: Market Adj Cost		Total Value per SQ unit /Card: 498.29		/Parcel: 498.29		Land Unit Type:		

OWNERSHIP		Unit #:
Owner 1:	DICARLO PETER J & MARY C	
Owner 2:		
Owner 3:		
Street 1:	64 WAVERLEY ST	
Street 2:		

Twn/City:		ARLINGTON	
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1:	DICARLO PETER J & MARY C -
Owner 2:	-
Street 1:	64 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476-7221

NARRATIVE DESCRIPTION	
This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5597		Sq. Ft.	Site		0	70.	1.05	7									411,536						411,500	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2016	84	Alterati	13,000		1/22/2016			family renovation
10/2/2001	735	New Wind	3,000	C				7 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Info At Door	HS	Hanne S
10/15/2008	Meas/Inspect	163	PATRIOT
6/19/2000	MLS		
5/20/2000	Meas/Inspect	263	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
8/19/1996		PM	Peter M

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

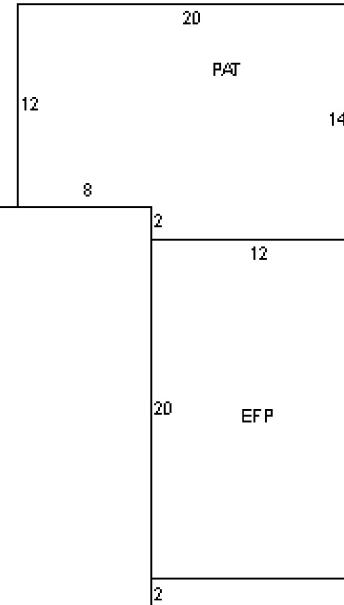
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 2 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1949
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	1 - AB Avg
Insulation:	3 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION	
Phys Cond:	AG - Avg-Good
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	26.4 %

CALC SUMMARY	
Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.07089281
Adj \$ / SQ:	159.028
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350823
Depreciation:	92617
Depreciated Total:	258206

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.03
Special Features:	0	Val/Su Net:	98.70
Final Total:	258200	Val/Su SzAd:	192.11

SKETCH

SUB AREA		SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl
BMT	Basement	768	47.710	36,640		
FFL	First Floor	768	159.030	122,133		
TQS	3/4 Story	576	159.030	91,600		
PAT	Patio	264	3.930	1,038		
EFP	Enclos Porch	240	41.300	9,913		
Net Sketched Area:		2,616	Total:	261,324		
Size Ad	1344	Gross Area	2808	FinArea	1344	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N Total Yard Items: Total Special Features: Total: